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October 29, 2025

City of Lauderhill  
Attention: Mr. Kennie Hobbs, Jr., City Manager  
5581 W. Oakland Park Blvd.  
Lauderhill, FL 33313

Dear Mr. Hobbs, Jr.,

77 Lauderhill Holdings, LLC (“Owner”) owns and manages the residential development located at 5451-5575 N University Drive (Development”) in the City of Lauderhill (“City”). Owner is very experienced in property management throughout the South Florida market. The Development consists of 501 rental units and received a Certificate of Occupancy in 2024. Since receiving a Certificate of Occupancy, the Owner has been discussing with City staff, the need for the fees outlined in Section 5.3.1 of the City Code of Ordinances (“Code”), copy enclosed for your reference. It is the Owner’s belief that the inspection fees outlined in this section of the Code are redundant and unnecessary in connection with newly constructed developments, because newly constructed developments, such as the Owner’s Development, have recently undergone property maintenance inspections and passed same.

As specifically stated in the Code, the purpose of Section 5.3.1 is to allow for City inspectors to examine residential units to insure that *“minimum housing quality standards and community appearance [standards are adhered to] to verify the proposed rental dwelling unit provides for safe, decent and sanitary living conditions.”* In light of the fact that the Development received a certificate of Occupancy in October 2024, the fees outlined in this Code section seem unnecessary and redundant and impose an unreasonable and unnecessary burden on the Owner.

With that in mind, and recognizing that at some point in the future these types of inspections may be needed in order to maintain superior living conditions, the Owner is requesting an exemption of the fees outlined in Section 5.3.1 for the Development as follows, beginning in the year 2026:

1. Years 1-2: 100% exempt
2. Year 3: 75% exempt
3. Year 4: 50% exempt
4. Year 5: 25% exempt

As a result of the foregoing rationale, this correspondence is respectfully submitted on behalf of the Owner to request an exemption of the fees as outlined above. Delaying applicability of such inspections on **newly constructed or substantially renovated institutional multifamily rental dwelling units** such as the Development is appropriate in that habitability can be more efficiently managed through existing code enforcement procedures.

Sincerely,

MISKEL BACKMAN, LLP

A handwritten signature in blue ink, appearing to be 'HWC', with a long horizontal line extending to the right.

Hope W. Calhoun, Esq.

HWC/jk

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Enclosure

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## Sec. 5.31. Residential dwelling unit.

### 5.31.1. Rental of residential dwelling unit.

- A. *Occupational license.* It shall be unlawful for any person to rent, lease, or sublease any residential dwelling unit without prior receipt of an occupational license to rent such dwelling unit. This Section does not apply to the rental of a residential dwelling unit for the purpose of operating a Special Residential Facility use; instead, such use is governed by the provisions in LDR Article III., Part 5.0., Section 5.35., Special Residential Facility Use.
- B. *Application and fee.* An occupational license application and application fee for the rental of a residential dwelling unit shall be filed with the Finance Department. The Finance Department is authorized to develop and adopt an occupational license application form for the rental of a residential dwelling unit, provided that, at a minimum the following information is requested:
1. The name of the property owner and evidence of property ownership;
  2. The property address;
  3. The number of dwelling units, the size in square feet and the number of bedrooms and bathrooms in each dwelling unit;
  4. If the dwelling unit is a condominium, evidence demonstrating the dwelling unit may be rented and any restrictions on such rental;
  5. The number of paved parking spaces exclusively assigned to each dwelling unit, and evidence of such exclusive assignment;
  6. A statement indicating the number of furnished and unfurnished rental unit;
  7. A statement indicating whether the owner will allow a home-based business use to operate within the dwelling unit, and the number and location of those dwelling units where such use is allowed to operate;
  8. A statement indicating those utilities proposed to be paid by the renter;
  9. If a single-family dwelling unit is being rented, a statement indicating whether the owner or renter is responsible for maintaining the property;
  10. The complete payment of the application fee as provided for in the Code of Ordinances; and
  11. Any other documentation required by the Finance Department Director.
- C. *Inspections.* The Fire Rescue Department shall conduct a fire safety inspection and a Housing Officer shall conduct a minimum housing quality standards and community appearance inspection to verify the proposed rental dwelling unit provides for safe, decent and sanitary living conditions. The Finance Department shall not issue an occupational license for the rental of such dwelling unit until City inspectors confirm the dwelling unit conforms to the above-described regulations.
- D. *Penalties; fines.* The rental of a residential dwelling unit without prior receipt of a City occupational license for the rental of such dwelling unit shall cause the dwelling unit owner to be subject to the following penalties:
1. A fine equal to twice the occupational license application fee for the rental of a residential dwelling unit; and
  2. A daily fine for each day the residential dwelling unit was rented without receipt of the applicable occupational license. The daily fine shall be ten dollars (\$10.00) per day for the first violation;

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twenty dollars (\$20.00) per day for a second violation; and twenty-five dollars (\$25.00) per day for three (3) violations or more.

5.31.2. *Minimum dwelling standards and requirements.* In addition to the South Florida Building Code, Fire Code, the City's Code of Ordinances, other standards and requirements of these Land Development Regulations, and all other applicable codes and regulations, the below described provisions shall apply to the development of any new residential dwelling, the redevelopment of a residential dwelling and dwelling unit, and the substantial rehabilitation of any existing residential dwelling and dwelling unit.

- A. *Definition.* The following terms as used herein shall be defined as follows:
1. *"Development"* of any new residential dwelling means the construction of any residential dwelling on land that is undeveloped or vacant and that was not previously developed.
  2. *"Redevelopment"* of a residential dwelling means the construction of any residential dwelling on land that was previously developed.
  3. *"Substantial rehabilitation"* of any existing residential dwelling and dwelling unit means the renovation, alteration or remodeling of a building containing essentially uninhabitable residential units that require substantial renovation in order to conform to the Florida Building Code. Substantial rehabilitation may vary in degree from gutting and extensive reconstruction to extensive improvements that cure substantial deferred maintenance. Cosmetic improvements alone such as painting, decorating and minor repairs, or other work which can be performed safely without having the units vacated, do not qualify as substantial rehabilitation.
- B. *Minimum dwelling unit size.* The following minimum sizes are established for residential dwelling units. Any garage, patio, walkway and similar space shall not count toward meeting the minimum dwelling unit size standard.
1. *Single-family detached and townhouse dwelling unit.* The minimum size for a single-family detached unit and townhouse unit with three (3) bedrooms or less is one thousand four hundred (1,400) square feet. Each additional bedroom shall have a minimum size of one hundred fifty (150) square feet.
  2. *Multi-family dwelling unit.* The minimum sizes are:
    - a. *Efficiency.* Seven hundred (700) square feet.
    - b. *One-bedroom.* Nine hundred (900) square feet.
    - c. *Two-bedroom.* One thousand (1,000) square feet.
    - d. *Each additional bedroom.* One hundred fifty (150) square feet.
  3. *Multi-family dwelling units located within the Transit Oriented Corridor.* The minimum sizes are:
    - a. *Efficiency.* Four hundred (400) square feet.
    - b. *One-bedroom.* Six hundred (600) square feet.
    - c. *Two-bedroom.* Eight hundred (800) square feet.
    - d. *Three-bedroom.* One thousand (1,000) square feet
    - e. *Each additional bedroom.* One hundred fifty (150) square feet.
- C. *Exterior siding.* The use of vinyl, fiberglass and aluminum siding on any residential dwelling is prohibited.
- D. *Roof and mansard material.*

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1. *Development and redevelopment.* The development of any new residential dwelling and the redevelopment of any residential dwelling shall require the use of barrel tile, s-barrel tile, barrel tile shaped or standing seam metal materials on the roof and mansard.
  2. *Existing residential dwelling and dwelling unit.* The repair or replacement of barrel tile, s-barrel tile, or standing seam metal materials on the roof and mansard of any existing residential dwelling shall be repaired or replaced with the same or similar type of roof and mansard materials. Any existing residential multi-family dwelling with four (4) dwelling units or more and constructed with shingle-type materials on the roof or mansard or both shall be replaced with barrel tile, s-barrel tile, barrel tile shaped or standing seam metal materials on the roof or mansard or both.
- E. *Garage.* Each single-family detached dwelling unit and each townhouse unit shall be constructed with at least a one-car garage with minimum dimensions of eleven (11) feet wide by twenty-one (21) feet deep.
- F. *Applicability.* The provisions herein shall apply to any site plan or site plan modification application for new residential development that has not been issued either a site plan or site plan modification development order as of the effective date of this ordinance (i.e., February 26, 2007).

(Ord. No. 010-01-02, § 5, 1-29-01; Ord. No. 060-04-124, §§ 1—5, 5-8-06; Ord. No. 070-01-102, §§ 1—13, 2-12-07; Ord. No. 230-06-112, § 1, 6-26-2023)

Editor's note(s)—Formerly Schedule B-1, note (4).